Cedar City Community Ice Rink

Background

In 2011, a small makeshift rink was constructed from plywood and 2 x 4s on Brent Hunter's farm just off Bulldog Road. Its purpose was to serve as a place for a small group of 8 friends to play hockey. That number quickly grew to over 20 hockey players during that winter. In addition to hockey this rink also hosted several church groups, birthday parties and even a marriage proposal. In 2012, YETI offered to run hockey, "learn to skate", and public skating sessions at the rink. The first night the ice was solid enough to skate on, the rink saw over 100 visitors of every age. Over 50 adult hockey players visited the rink. Every week new hockey players came out of the wood work from all over Southern Utah (St. George, Minersville, Colorado City, Beaver, Etc.). In addition to adult hockey players, nearly 50 youth hockey players also came out to give hockey a try. Learn to skate sessions were consistently filled with people old and young eager to learn a new sport. Tuesday and Wednesday nights, youth groups filled the ice often several wards had to share precious ice time. By the end of the winter over 1,000 visitors had signed waivers to skate and many of them frequented the rink. It was a great success. All of this was accomplished 100 percent by volunteers.

Our Goal for 2013

Our Goal is to build on the success that we saw last year by upgrading to a refrigerated rink. Our goal is to be able to provide the opportunity for ice sports and winter recreation to all those in our community who wish to participate. In order to do this we must be able to provide programs on a consistent schedule and be able to provide more ice time for a longer season. With refrigeration and a good location we will be able to do this.

Location

There are several requirements needed for a suitable location. These include a level area around 100' x 200', adequate lighting, adequate parking, access to restrooms/locker rooms, an area to get out of the weather and warm up, and sufficient electrical service. It must also be available for us to begin set up of the rink in October and complete tear down and removal of the rink in April.

After much consideration and research we have determined that the level area to the north, east of the aquatic center will be the most suitable location for the rink. It is already equipped with all the amenities to make it an attractive comfortable place to come and enjoy ice skating. It is also, currently, not used for anything during any time of the year.

We will expect that our patrons can park in the aquatic center parking lot and access the rink by entering through the front doors of the aquatic center and entering the rink through the glass doors that currently serve as a fire exit. The fire alarms on these doors will need to be disabled during our months of operation in order to do this. We will also expect that our patrons can access all of the restrooms, locker rooms and concessions inside the aquatic center as long as they remove their skates before entering the building. This will allow the aquatic center to gain a financial benefit from the rink by selling concessions to ice rink customers and may bring in families and groups who may wish to split up and some skate and others swim.

Some upgrades would need to be made to the property in order to accommodate the ice rink. The RAP tax advisory board voted unanimously to recommend $93,000 to go toward upgrading a city facility to accommodate the rink. Needed improvements at the Aquatic Center include:

- Power
    - A refrigerated ice rink will require 600 amps of 3 phase 480 volt power to run the chillers and pumps need to keep the ice frozen. No other location that has been considered has sufficient electrical service.

      The aquatic center is already well equipped with power. Rocky Mountain Power has determined that the current electrical service and transformer are sufficient to operate the ice rink equipment. The current main power box at the Aquatic Center is already equipped with a spare 400 amp breaker and conduit is already run under ground to the location where the rink will be located. We will need to add a 600 amp breaker to the main breaker box and run cable to a sub-panel next to the rink where the ice rink equipment will connect to the power.
- Lights
    - Sufficient lighting will need to be installed. Since this will likely be a temporary home for the rink. Barney Brothers Electric has suggested installing 1,500 watt sports lights on 30 foot wood poles which will provide good quality lighting at a good price and will not require any permanent footings be poured to anchor the poles to.
- Site preparation
    - The proposed location is already level but it is not graded. It will require a small amount of excavation and a base of three inches of sand.
- Security
    - There are a few options for securing this location. We can put a 6 ft. chain link security fence from the building on the east and west side of the location to the steel fence on the north side or we could put a 6 ft. chain link fence all the way around the location if needed.

(See appendix B for price quotes on upgrades) (See appendix A for plot map)

Equipment

We will provide the ice rink and all of the equipment needed to operate and maintain the rink. This will include the Refrigeration system, dasher boards, rental skates/equipment, Zamboni, concession stand, rubber flooring, water heaters, sun shades, etc. *(for a complete list of equipment see appendix D).* We are willing to put up a significant investment to get this equipment here. We will have significant skin in the game and will be very motivated to make this work.

The refrigeration equipment will be housed in a large shipping container which helps to decrease the noise created by the chiller compressors and provides security against vandalism. This container will be painted so that it will have an attractive appearance. A second container has been retrofitted to serve a cashier's area to sell rental skates and equipment. We will also make sure this container looks attractive and does not degrade the attractive look of the Aquatic Center. All of this equipment has been inspected by Brian Lees who has over 15 years of experience with ice rink operation and maintenance. It has been determined to be in good working condition. This equipment operated in Grand Junction Colorado for two years with no problems and operated in St. George for two years before that with no problems.

The piping system used to deliver the coolant under the ice to keep the ice frozen will be a new custom built system. Therefore we do not expect any leaks or spills. The secondary coolant used to freeze the ice will be a high concentration solution of calcium chloride. This is the same solution that is often used on roads to melt ice during the winter. So, in the unlikely event of a leak or spill this will not be a substance that would pose any immanent threat to persons or the environment.

The dasher boards which form the perimeter of the rink are 4 ft. high aluminum frame boards with 4 ft. vinyl coated chain link on the sides and 6 ft. vinyl coated chain link on the ends and safety nets on the ends to contain any pucks that may pose a threat to people or property during hockey games.

All of the floor outdoors around the rink will be covered with rubber flooring. This will allow people to maneuver around the rink with skates on. It will also prevent mud from being tracked into the aquatic center. We will strictly enforce a "no skates inside the aquatic center" policy. *(See appendix C for photos of ice rink equipment)*

Operation

We plan to staff the rink with volunteers. We have dozens of volunteers who have committed to helping with the operation of the rink. Some key members of our staff will include Brian Lees who has significant experience in the ice rink industry. He has experience from ground breaking to operation of several rinks in Utah. Most importantly, he led the set up and operation of this same ice rink package in St.

George for two years. Kerry Fain and Sheri Rudd who coordinated the programs at our rink last winter on Brent Hunter's farm. We have several coaches and instructors with significant knowledge and skills in ice hockey and figure skating.

We will assume full responsibility and liability for personal injury and property damage associated with the ice rink. We will cover all utility costs and O & M costs associated with the ice rink.

We plan to operate the rink from the beginning of November through the end of March. We will do all set up and tear down of the rink. Our typical hours of operation on weekdays will run from 3:00 p.m. until 9:00 p.m. with special ice time available during the day if needed. On Friday night we will be open until 11:00 p.m. and on Saturday we will be open from 6:00 a.m. until 11:00 p.m. We will be closed on Sunday. We plan on Charging $4 for skating fees and $1.50 for skate rental.

We have discussed, with Dan Rogerson, the possibility of allowing the aquatic center to collect the fees for skating at the front desk of the aquatic center for a small percentage of proceeds. We are open to this idea if the city wishes to do this. Otherwise, we will have a portable concessions stand we can use to collect fees and rent skates.

Comparisons and Projections

Last year at our rink out on Brent Hunter's farm we made the most of what we had to work with. Due to us being dependent on the weather we were only able to be open to skate from about 6:00 p.m. until 9:00 p.m. We were in remote location that was hard to find and we were always running out of skates. Despite all this, each month we had 800 to 1,000 people coming out to skate, and thoroughly enjoying it, for the few months we were open. With the new equipment we will acquire, and a good location, we can greatly increase the number of people who will come out to participate.

Based on our experience from last season and comparisons from two similar rinks, this is the basic income and expenses we can expect:

Dixie Igloo; St. George, UT:

St. George has a population of 72,897 people. As we all know St. George is famous for it's warm weather and sunshine. Golfing, baseball, boating and many other warm weather activities rule in St. George. Despite the focus on fun in the sun, the Dixie Igloo experienced success for two years in St. George.

This is the average monthly income and expenses over the three months that the Igloo was open. For the sake of comparison, I have only included expenses that would apply to our rink.

Gross Income	**$97,000**
Utilities	$5,000
Maintenance	$0
Insurance	$3,000
Fuel	$500

Glennwood Springs Rink; Glennwood Springs, CO:

Glennwood Springs has a population of 9,614 which is the largest population in Garfield County, Colorado. It is a mountain city located between Grand Junction and Denver. Glennwood Springs is famous for being the most fun town in America. Popular recreation includes skiing, mountain biking, river rafting and golfing. Despite its small population and numerous other recreational activities, it has maintained a successful ice rink for several years.

This is the average monthly income and expenses over five months that the rink was in operation.

Gross Income	$28,500
Utilities	$4,500
Maintenance	$2,300
Fuel	$500

Cedar City Community Rink Projection:

Cedar City has a population of 28,857 with many smaller communities in close proximity. Cedar City is well known for is summer festivals and events such as Utah Summer Games, Shakespeare Festival and many others. However, in the winter all that fun comes to a screeching halt with the cold winters. Many people flee Cedar City for fun in the sun in Dixie or to hit the slopes in Brian Head in the winter. With a high percentage of young people, a university with nearly 8,000 students, two high schools and many smaller communities within a short drive, Cedar City is a prime location for a successful ice rink.

This is a likely projection for what an outdoor rink could experience monthly in Cedar City based on the two previous examples. Gross income is one half the average of the two above examples. Utilities are based on quotes from Rocky Mountain Power. Maintenance and insurance are the highest expense from each category from the above examples.

Gross Income	**$31,000**
Utilities	$3,000
Maintenance	$2,300
Insurance	$3,000
Fuel	$500

This is a conservative projection for a monthly profit and loss for an outdoor rink in Cedar City. In this example gross income is one-fourth the average of the above examples.

Gross Income	**$15,500**
Utilities	$3,000
Maintenance	$2,300
Insurance	$3,000
Fuel	$500

Even with a very conservative projection income will more than cover expected expenses.

Attachment A

Plot Map


Map
Traffic
Light
Light
Players Boxes
Skate Rental
Ice Rink
Security Fence
Entrance
Bleachers
Chiller
Light
Light

Attachment B

Price Estimates

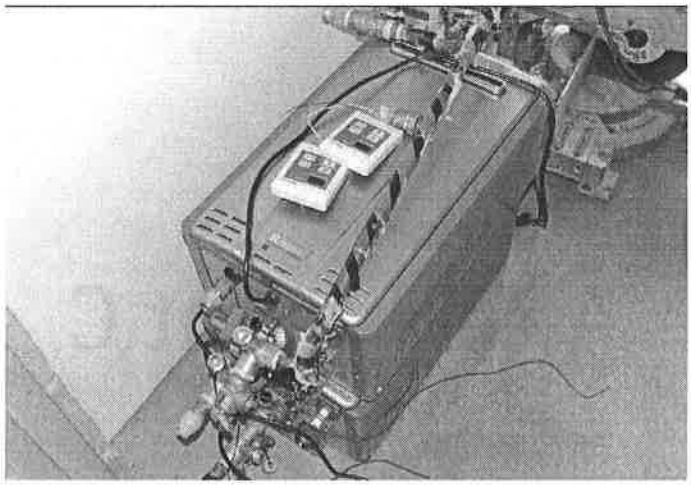
Price Estimates

I am working on price estimates for all upgrades. They should all be in by Tuesday night. All upgrades should be well within the $93,000 that the advisory board has recommended.

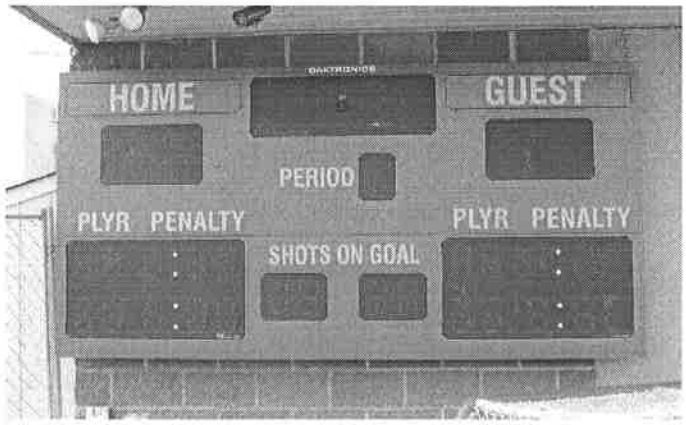
Attachment C

Photos

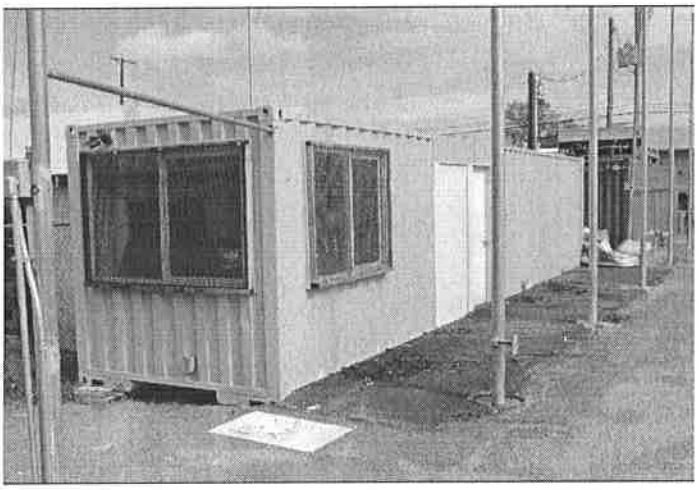
Zamboni



2 Tankless Water Heaters

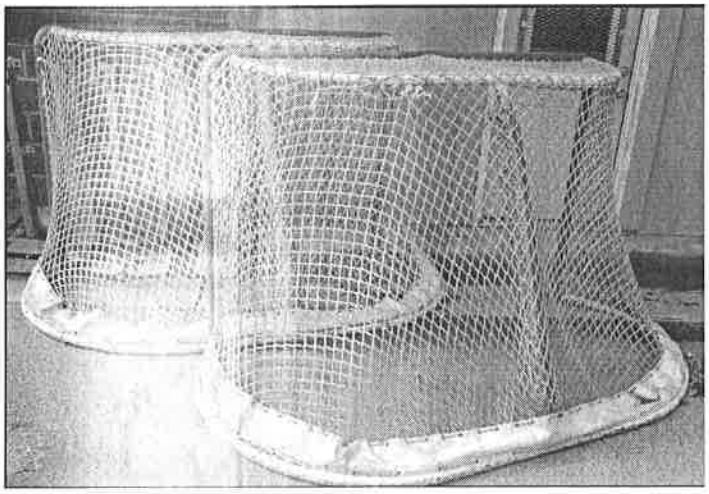


Score Board

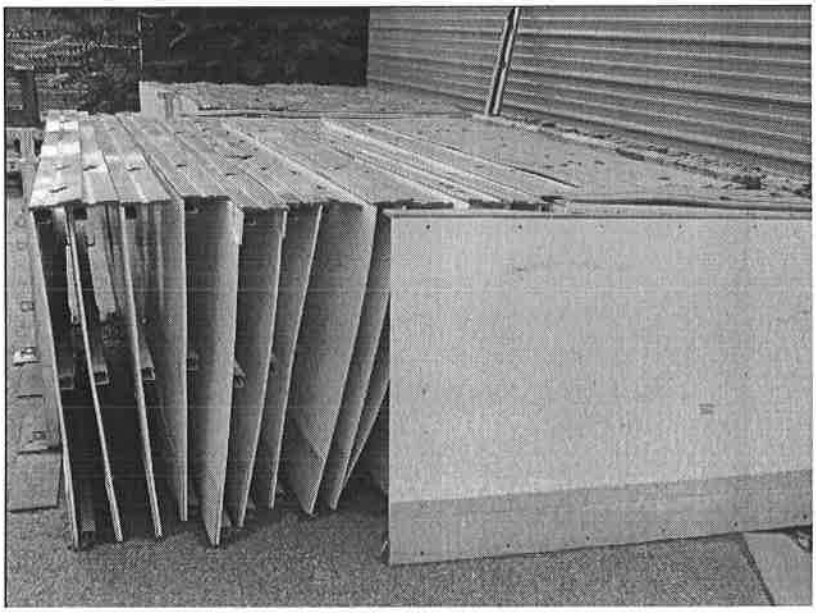


Skate Rental (Brown) Chiller Container (Blue)

Rental Skates



Hockey Goals



Dasher Boards

Attachment D

List of Equipment

List of Equipment

From the photos you can see that all of the necessary equipment will come with this ice rink package including:

- Refrigeration equipment
- Zamboni
- Dasher Boards
- Rental Skates
- Water Heaters
- Hockey nets
- Score board
- Ice painting equipment
- Sun shades
- Rubber flooring

I will have a more detailed list soon.

1. Power. This seems to be the biggest challenge and hopefully we can make this happen with little expense at the aquatic center. We have to determine whether a separate meter is appropriate or needed. We need to also look into power for lights.

   Tony Barney is working on the specifics of the power. As you know the breaker and conduit are already in place. Ideally we will run off the same meter in order to save on demand charges from the power company. We will determine what the aquatic center will use on average and pay the difference in the bill

2. Lights. I spoke with a representative from MUSCO who has done most of our field lighting. He is planning a visit to Cedar in the next week or so.

   As you know, Tony is working on a quote on wood poles and lights. I will also get quotes on rental lights just as another possible option

3. Security. Are we thinking a fence around the rink? If the aquatic center is the most favorable option, it is pretty hidden.

   I believe we will want a fence around the rink. There are a few different options. We could use the nice steel fence that goes around the lake and install that same fence on the east and west sides, from the building up to the existing fence. We could also put chain link fencing on the east and west sides, from the building to the existing steel fence or we could put chain link fence around the whole rink.

4. Are we going to use the main entrance of the aquatic center? Will we have two different admissions? Concessions?

   We would like to use the main entrance of the aquatic center. Since there are already concessions available in the aquatic center, we do not plan on offering concessions. We will direct people to the concessions in the aquatic center.

   We can provide our own admissions and skate rentals. However, we have discussed the possibility of doing some of that through the aquatic center which may make more sense. We will need to discuss this further.

5. Did you get a detailed inventory for what is for sale in Colorado?

   I will have a detailed list of the equipment shortly. I do know that all of the essentials will come with the rink.

6. Zamboni. How is it powered? Where are you thinking of storing it?

   The Zamboni is powered by gasoline. We plan on storing it on the asphalt pad next to the chlorine storage area of the pool.

7. Does the Zamboni have more than one blade? Is there someone local who can sharpen it?

   Zamboni has 5 blades. Brain has good contact with a company that sharpens blades in Salt Lake. When he was operating the rink in St. George he would ship three blades at a time to get sharpened about monthly.

8. Who will be driving the Zamboni? Do you plan to have a training/ safety instruction?

   Brian, Chad and Sheldon have all operated a Zamboni and will be available to operate the Zamboni. They will provide training to others who will need to learn to operate the Zamboni.

9. We would need a weatherized 1 inch water source for the Zamboni. Preferably warm water.

   Yes. There is a one inch water line inside the pump room of the pool. We can easily tap into that line for our water. Also our rink comes with two Rinnai tankless water heaters. They are natural gas. If it is possible to use natural gas we can use them to heat the water.

10. Have you given much thought to prices, fees? Punch passes, group discounts etc. Is drop-in hockey different from public skating? Are you planning on leagues? Is there a fee to rent the entire sheet? Fee for the rental skates?

    Basically: $4 skate pass, $1 skate rental, possibly a punch pass ten sessions for $40 including skate rental, Drop in hockey $5, We are planning on youth and adult hockey leagues, around $300/hr to rent sheet

11. Marketing. Any thoughts on advertising, promotion and marketing?

    Hopefully leisure services will promote the rink in their media and literature. We plan on putting up a big banner in front of the lighthouse to direct people to the rink as long as that is ok. We will try to get something on the radio

and use face book.

12. Do you plan to continue with the waivers?

    Not for open skate but for hockey learn to skate and all other programs

13. Do you have a skate sharpener? Do you have a place to store/ rent the skates?

    We will need to buy a skate sharpener. We do have a place to store and rent skates.

14. Are you planning on painting the ice?

    yes we will paint the ice. Utah grizzlies will let us use their ice painting equipment for free.

15. I love the idea of a public- non-profit partnership but I think we need a designated lead person from YETI. Will that be you?

    Keri will be the lead person for YETI.

16. Are you planning on having player's boxes? Score booth? Elevated?

    Yes the players boxes and score booth will be elevated 10"

17. Any thoughts on exactly *what* the RAP tax funds will be used for?

    Lights, power, excavation/sand, security fencing

18. Are you thinking about music? Announcements? Amplification?

    We plan to have music and amplification at reasonable times of day.

19. That is a lot of power and specialized equipment. Are we sure that we have the resources to properly operate it? Are there any special requirements/ laws/ codes for working with this quantity of glycol or Freon?

    The containers are all set up to code for the chillers and Freon venting etc. We will use calcium chloride for the secondary coolant not glycol. Calcium chloride is non toxic and is often spread on roads to melt ice in the winter.

20. I personally do not have the expertise in refrigeration. Is there someone who can make an assessment on the condition of the refrigeration equipment? What is the age? Have there been significant advances over the past 10 years that may suggest that we look at other options? I would hate for you guys to acquire a piece of equipment that might be obsolete (or soon be obsolete) I understand this will be a YETI purchase

but I feel City officials are looking for confidence in a smooth operation.

Brian Lees is working with us on all the technical issues on refrigeration. He has around 15 years experience in ice rink management and maintenance. According to Brian there have not been significant changes in this type of chiller in 25 years. The chiller was thoroughly inspected two years ago and ran for two years in grand junction with no problems and two years before that in St. George with no problems. Brian has gone to Grand Junction and inspected the equipment. It appears to be in good working condition.

21. I think we will have a backlash for putting a semi-trailer and container behind the Aquatic Center. What are your thoughts?

The semi trailer is only for storage and transportation. It will not be on site. The storage containers are in good condition and if needed will be painted to match the aquatic center. I don't think there will be much backlash with the containers.